

066.0

0001

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

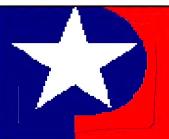
771,500 / 771,500

USE VALUE:

771,500 / 771,500

ASSESSED:

771,500 / 771,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
34		EDGEHILL RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: VALLARELLI STEVEN P	
Owner 2:	
Owner 3:	

Street 1: 34 EDGEHILL RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5760	Sq. Ft.	Site			0	70.	1.03	12									414,961							415,000

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items			Land Value	Total Value			42037	
101	5760.000	354,400	2,100			415,000	771,500			GIS Ref	
Total Card	0.132	354,400	2,100			415,000	771,500			GIS Ref	
Total Parcel	0.132	354,400	2,100			415,000	771,500			Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:			353.25	/Parcel: 353.25			11/09/18	
			Land Unit Type:								

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,400	2100	5,760.	415,000	771,500		Year end	12/23/2021
2021	101	FV	343,200	2100	5,760.	415,000	760,300		Year End Roll	12/10/2020
2020	101	FV	343,200	2100	5,760.	415,000	760,300		760,300 Year End Roll	12/18/2019
2019	101	FV	271,600	2100	5,760.	385,300	659,000	659,000	Year End Roll	1/3/2019
2018	101	FV	271,600	2100	5,760.	385,300	659,000	659,000	Year End Roll	12/20/2017
2017	101	FV	271,600	2100	5,760.	337,900	611,600	611,600	Year End Roll	1/3/2017
2016	101	FV	271,600	2100	5,760.	308,300	582,000	582,000	Year End	1/4/2016
2015	101	FV	264,800	2100	5,760.	272,700	539,600	539,600	539,600 Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
SHANNON BARBARA	24777-2		8/12/1994		250,000
				No	No
				Eileen Patricia Vallarelli d.o.d	7/27/2011.

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/24/2008	4000	Manual	4,000	C		G9	GR FY09	build deck	11/9/2018	MEAS&NOTICE	BS	Barbara S					
2/2/2004	67	Redo Kit	2,500	C				OWNER DOING WORK	4/3/2009	Meas/Inspect	372	PATRIOT					
									10/5/1999	Mailer Sent							
									10/5/1999	Measured	267	PATRIOT					
									7/27/1993		EK						

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>					
Type:	6 - Colonial		Full Bath:	1	Rating:	Average											
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:												
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:												
Foundation:	3 - BrickorStone		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Average											
Prime Wall:	4 - Vinyl		A HBth:		Rating:												
Sec Wall:		%	OthrFix:		Rating:												
Roof Struct:	2 - Hip		<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average											
Color:	WHITE		A Kits:		Rating:												
View / Desir:			Fpl:	1	Rating:	Average											
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:									
Grade:	C+ - Average (+)		<b>CONDOS INFORMATION</b>														
Year Blt:	1928	Eff Yr Blt:	Location:														
Alt LUC:		Alt %:	Total Units:														
Jurisdct:	G10	Fact:	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>											
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster		Functional:			%	Interior:	1	7	3							
Sec Int Wall:		%	Economic:			%	Additions:										
Partition:	T - Typical		Special:			%	Kitchen:	2004									
Prim Floors:	3 - Hardwood		Override:			%	Baths:										
Sec Floors:		%	Total:	26.4	%		Plumbing:										
Bsmnt Flr:	12 - Concrete		<b>CALC SUMMARY</b>				Electric:										
Subfloor:			Basic \$ / SQ:	130.00			Heating:										
Bsmnt Gar:			Size Adj.:	1.27499998			General:										
Electric:	3 - Typical		Const Adj.:	1.00989902													
Insulation:	2 - Typical		Adj \$ / SQ:	167.391													
Int vs Ext:	S		Other Features:	75000													
Heat Fuel:	2 - Gas		Grade Factor:	1.10													
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000													
# Heat Sys:	1		NBHD Mod:														
% Heated:	100	% AC:	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	Adj Total:	481465													
% Com Wal		% Sprinkled	Depreciation:	127107													
			Deprecated Total:	354358													
<b>MOBILE HOME</b>						WtAv\$/SQ:	AvRate:	Ind.Val									
Make:						Juris. Factor:	1.00	Before Depr:	184.13								
Model:						Special Features:	0	Val/Su Net:	112.29								
Serial #:						Final Total:	354400	Val/Su SzAd	210.95								
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b>	066.0-0001-0002.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	11X8	A	AV	1928	40.00	T	40	101			2,100		2,100
More: N	Total Yard Items:	2,100	Total Special Features:		Total:	2,100											

**RESIDENTIAL GRID**

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMS: 7 | BRs: 3 | Baths: 1 | HB: 1

**SKETCH**

29  
8  
12  
1  
24  
4  
5  
EFP  
820  
2

UAT  
SFL  
FFL  
BMT  
(768)

FFL 18  
BMT (144)  
8  
3

13  
6 OFP 4 (24)  
13

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	912	66.540	60,683	BMT	100	RRM	50	C	
FFL	First Floor	912	167.390	152,660	UAT	100	FLA	25	A	
SFL	Second Floor	768	167.390	128,556						
WDK	Deck	328	9.140	2,997						
UAT	Upper Attic	192	79.510	15,266						
OPF	Open Porch	24	44.440	1,066						
EFP	Enclos Porch	20	73.320	1,466						
	Net Sketched Area:	3,156	Total:	362,694						
Size Ad	Gross Area	3732	FinArea	2184						

**SUB AREA DETAIL**

**IMAGE**

**AssessPro Patriot Properties, Inc**